

DESIGN REVIEW GUIDELINES WORKSHOP



WELCOME

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PURPOSE

- Discuss details of Final Design Guidelines Draft
- Answer questions
- Provide dates of public comment opportunities

AGENDA

- Significance of Historic Districts in Williamsburg
- Design Review Guidelines – How? Why? When?
- Guideline Revisions
- Schedule & Next Steps
- Questions
- Visit Stations
- Public Hearing (7:15 p.m.)

HISTORY

- 1946 City first adopted a preservation ordinance
 - Colonial Williamsburg Historic Area was adopted an overlay zoning district.
 - All reconstruction projects land uses were reviewed by the Board of Zoning Appeals on a case-by-case basis
- 1958 City adopts a comprehensive architectural review ordinance
 - The first architectural review board was established, The Board of Architectural Consultants
- 1991 City brings ordinance into compliance with state code requirements
 - Architectural Review Districts and Corridor Protection District

TRAIL BLAZER

City of Williamsburg among the first 3 localities in VA to adopt a comprehensive architectural review ordinance to promote historical preservation and general welfare

WHY?

- The Design Review Guidelines were created to enhance the quality of life for all by preserving the character and desirable aesthetic features of the City ensuring that new development is compatible.
- To communicate the established rules and processes for review of exterior architectural changes in the City.

HOW?

- 1989 Comprehensive Plan & the 1991 Zoning Ordinance recommended the creation of an Architectural Review Board & Design Review Guidelines
- Specific character defining features of the City were identified schematically in the 1989 Comprehensive Plan and in the 1992 architectural survey report.
- 2013 Comprehensive Plan recommended that the inventory and assessment be updated to include buildings 50 years or older since the 1992 survey

WHEN?

Schedule

Dates and topics for discussion:

- February 10, 2020 - Joint Meeting with City Council
- February 18, 2020 - Architectural Review Board Public Hearing
- March 9, 2020 - Architectural Preservation District AP-1 - Draft 1
- Meetings from April 2020 to August 2020 canceled due to the COVID-19 pandemic
- September 21, 2020 - Signs - Draft 1
- October 12, 2020 - Signs - Draft 2; Awnings - Draft 1; Rehabilitation - Draft 1; Relocation - Draft 1; Demolition - Draft 1
- November 9, 2020 - Signs - Draft 3; Awnings - Draft 2; Rehabilitation - Draft 2; Relocation - Draft 2; Demolition - Draft 2; Inventory of Architectural Styles - Draft 1
- December 7, 2020 - Awnings - Draft 3; Rehabilitation - Draft 3; Relocation - Draft 3; Demolition - Draft 3; Inventory of Architectural Styles - Draft 2

Schedule

Dates and topics for discussion:

- May 10, 2021 - New Materials Showcase
- July 12, 2021 - Architectural Preservation District-2, Existing and New Construction
- August 16, 2021 - Architectural Preservation District-3, Existing and New Construction
- September 13, 2021 - Corridor Protection District, Commercial and Residential: Existing and New Construction
- October 26, 2021 - Corridor Protection District, Commercial - Draft 3 and Residential - Draft 3, Chapter 15: Neighborhoods
- November 9, 2021 - Chapters 1 - 8 Final Drafts
- December 13, 2021 - Signs - Draft 4
- October 10, 2022 - Joint Meeting with City Council
- December 12, 2022 - Architectural Review Board Public Hearing & Recommendation

Architectural Preservation and Protection Districts



Architectural Preservation and Protection Districts

ARB Districts



AP-1 Architectural Preservation District



AP-2 Architectural Preservation District



AP-3 Architectural Preservation District



CP Corridor Protection District

Period of Significance

The length of time when a property was associated with important events, activities, or persons, or attained the characteristics that qualify it for National Register listing. The Period of Significance usually begins with a date when significant activities or events began giving the property its historic significance; this is often a date of construction.

Contributing and Non-Contributing Structures

Contributing

The term contributing refers to a building, site, structure or object that adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because 1) it was present during the period of significance, relates to the documentary significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or 2) it independently meets the National Register criteria.

Contributing and Non-Contributing Structures

Non-Contributing

The term non-contributing refers to a building, site, structure or object that does not add to the historic architectural qualities, historic associations, or architectural values for which a property is significant because; 1) it was not present during the period of significance or does not relate to the documented significance of the property; or 2) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or, 3) it does not independently meet the National Register criteria.

CHAPTER 4 - NEIGHBORHOODS IN AP DISTRICTS - FINAL

Chandler Court Neighborhood (Listed on National Register Neighborhood)

The Chandler Court neighborhood was developed by John Garland Pollard, who purchased several properties to re-conceptualize lots in this area into Chandler Court, which was platted in 1925. Chandler Court is unique in that John Pollard created lots that were not rectilinear with a diagonal street (Chandler Court) from Jamestown Road to Wythe Lane with a horseshoe cul-de-sac. A perpetual lawn was built in the middle with brick sidewalks. John Pollard later became Mayor of Williamsburg, who understood the

importance of city planning and was elected governor of Virginia in 1929 and served until 1934. Chandler Court contains excellent examples of Colonial Revival, Dutch Colonial Revival buildings. The period of significance for this neighborhood is from 1918 to 1940. Chandler Court includes 15 buildings, a park, and an entrance feature (brick columns adjacent to Jamestown Road) that contribute to the district with nine non-contributing buildings.



129 Chandler Court



119 Chandler Court



123 Chandler Court

CHAPTER 4 - NEIGHBORHOODS IN AP DISTRICTS - FINAL

Braxton Court Neighborhood (Eligible for the National Register)

The Braxton Court neighborhood was platted in 1928 to provide housing for African Americans displaced by Colonial Williamsburg's restoration. Robert Henry Braxton, a local builder, built homes with African-American carpenters and apprentices from Hampton Institute. The neighborhood period of significance dates from 1920 to 1954, when the last historic residential building was

constructed. This neighborhood is significant because it is one of the early 20th-century neighborhoods developed and established by African Americans. It includes a variety of styles from bungalows, Colonial Revival, cap cod, cottage, and vernacular designs. Braxton Court contains 18 contributing buildings and six non-contributing buildings and is eligible for the National Register.



104 Braxton Court



106 Braxton Court



110 Braxton Court

Chandler Court Neighborhood

24
Structures
15
Contributing
9 Non-
Contributing

On the National Register

College Terrace Neighborhood

62
Structures
42
Contributing
20 Non-
Contributing

On the National Register

Colonial Extension Neighborhood

54
Structures
29
Contributing
26 Non-
Contributing

Eligible for the National Register

Crispus Attucks Neighborhood

24
Structures
0
Contributing
24 Non-
Contributing

Not Eligible for the National Register

Downtown Neighborhood- South of Gloucester Street

15 Structures
2
Contributing
13 Non-
Contributing

Some Eligible for the
National Register and some Not
Eligible

Indian Springs Neighborhood

92
Structures
44
Contributing
48
Non-
Contributing

Eligible for the National Register

Boundary, Cary, Griffin & Newport Neighborhood

111
Structures
71-
Contributing
40 Non-
Contributing

Eligible for the National Register

Braxton Court Neighborhood

24
Structures
18-
Contributing
6 Non-
Contributing

Eligible for the National Register

Burns Lane Neighborhood

58
Structures
37
Contributing
21 Non-
Contributing

Eligible for the National Register

Capitol Court Neighborhood

9 Structures
5
Contributing
4 Non-
Contributing

Eligible for the National Register

Capitol Heights Neighborhood

94
Structures
49
Contributing
45 Non-
Contributing

Eligible for the National Register

Capitol Landing Green Neighborhood

22
Structures
2
Contributing
20 Non-
Contributing

Eligible for the National Register

Contributing vs. Non- Contributing



Opportunities

- Guidelines should be different for structures within a federally designated historic district and those within an ARB designated historic district.
- Allow flexibility in material choice for contributing and non-contributing structures.

Proposed Design Guidelines

- The new guideline differentiate between contributing and non-contributing structures.
- If a property is non-contributing, then alternative materials will be considered by the ARB.
- A non-contributing structure can have any window material allowed for new construction.
- An applicant can appeal their designation.
- Regardless of status, additions can use all materials approved for new construction.

Designation of Contributing and Non-contributing structures

Pre 1991

- All neighborhoods in the City were within a local historic district and required review of exterior changes that could be seen from the public right-of-way.

1992

- Frazier Associates Architects completed survey of neighborhoods.

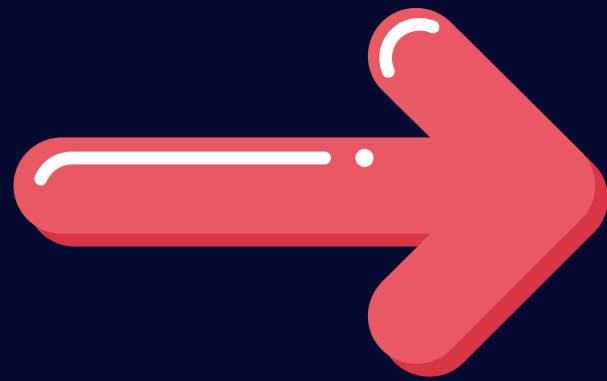
2013

- Staff updated 1992 list to identify buildings 50 years or older

2021

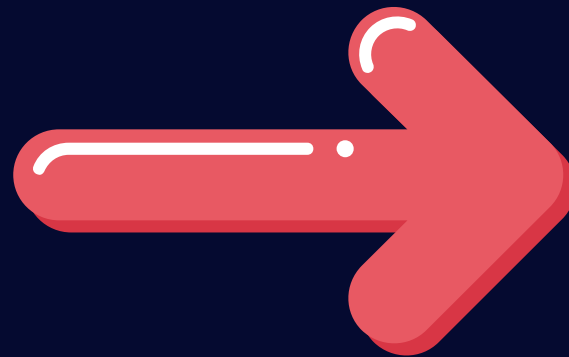
- Staff updated 2013 list designating buildings as contributing or non-contributing

Period of Significance



Year subdivision plat
recorded for the
neighborhood - last year
majority of homes
constructed

Determination of Non-Contributing



- Constructed no less than 50 years
- Constructed outside the period of significance of the neighborhood
- Removal or alterations to architectural features relevant to period of significance. (removal of doors, windows, a siding.

AP-1



402 Scotland Street
Contributing Structure



605 Wythe Street
Non-Contributing Structure

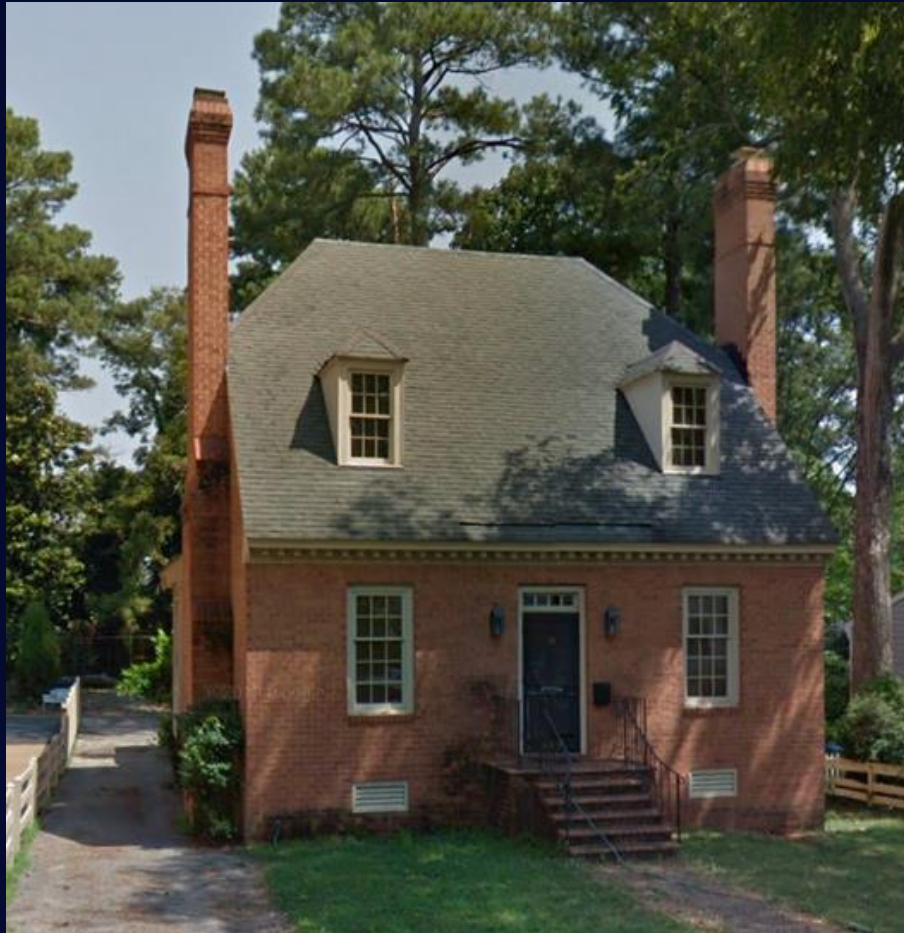


206 South Boundary
Non-Contributing Structure



209 Griffin Avenue
Non-Contributing Structure

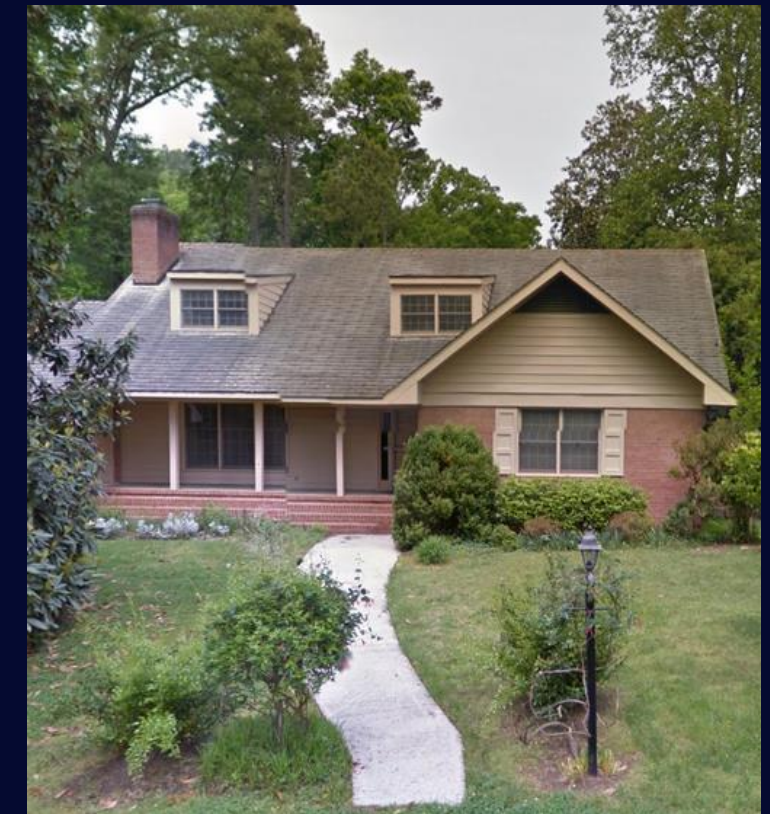
AP-2



507 Newport Avenue
Non-Contributing Structure



733 Scotland Street
Non-Contributing Structure



716 Goodwin
Non-Contributing Structure



200 Harrison Avenue
Non-Contributing Structure

AP-3



505 Capitol Court
Non-Contributing Structure



407 Harriet Tubman
Non-Contributing Structure



725 Lafayette Street
Non-Contributing Structure



704 Monumental Drive
Non-Contributing Structure

Materials



Opportunities

- Allow flexibility in material choice for contributing and non-contributing structures.
- The significance of the property should be considered when determining if substitute materials are appropriate.
 - Allow flexibility exterior and window materials
 - Modern materials should be allowed more frequently.
- Consider material availability and cost when requiring materials

Proposed Design Guidelines

- The Guidelines allow properties listed as non-contributing to use materials approved for new construction including wood, brick, cementitious siding, wood composite, and stucco.
- Regardless of status (contributing or non-contributing), additions can use all materials approved for new construction.
 - The new guidelines allow solid synthetic material as approved fence material in all districts.

Windows

Existing contributing structures must utilize wood windows for restoration or replacement.

Other window types can be replaced with windows allowed for new buildings or additions

Alternative Window Material allowed: Wood, Vinyl-Clad Wood, or Pre-finished aluminum-clad

**Replace
Windows**

**Paint
House**

**Replace
Siding**



Contributing Structure

AP-1 District

Downtown North (Residential)

Period of Significance: 1875-1956

Queen Anne Architecture

Estimated Year of Construction: 1900

VDHR File #137-0307-001

- Existing wood windows can be replaced with wood windows.
- House can be painted with colors from approved color palette. Additional colors could be approved on a case by case basis.
- Wood siding and trim must duplicate existing material.
- Synthetic siding and trim not allowed as replacement for existing wood siding.

**Replace
Windows**

**Paint
House**

**Replace
Siding**



Non-Contributing

Chandler Court & Pollard Park Historic
District

Period of Significance: 1922-1940

Colonial Revival Architecture

Estimated Year of Construction: 1966

VDHR File #137-478-2

- Windows can be replaced with the same material or wood, vinyl-clad wood, or pre-finished aluminum-clad.
- House can be painted with colors from approved color palette. Additional colors could be approved on a case by case basis.
- ARB will consider the use of materials allowed for new construction. Existing siding is wood.

Demolition

Opportunities

- Allow demolition of non-contributing structures. With a clear process and criteria. One of the criteria to make this decision should be the review of the new build.
- Consider the current state of the neighborhood when considering demolition. Will demolition enhance the neighborhood?



Proposed Design Guidelines

1. Whether or not the building or neighborhood in which it is located is listed on or eligible for the National Register of Historic Places (Chapter XII, Appendix 1).
2. The historic and architectural value of the building.
3. The effect the demolition will have on the surrounding neighborhood.
4. The type and quality of the project that will replace the building.
5. The Comprehensive Plan's goals for historic preservation.
6. The condition of the building.
7. The economic feasibility of restoring the building.

Colors

Opportunities

- Color choices should be expanded or eliminated in certain commercial areas
- The color choices for commercial signs is fine as is
- Logos that are nonconforming with allowable palette disproportionately affects small business that don't have a registered trade

Proposed Design Guidelines

- 11 additional paint colors for use in all districts.
- The entire Colonial Williamsburg Benjamin Moore Color Palette can be used for signs
- In the Corridor Protection Residential and Commercial area, the focus will be on aesthetics vs. preservation

Efficient/Streamlined Process

- Create & distribute process diagrams
- Host material exhibits
- Outreach to Real Estate professionals
- Utilize benefits of the CLG Grant Program

Next Steps

- January 18, 2023 – Planning Commission public hearing
- February 9, 2023 – City Council public hearing
- * dates are subject to change

QUESTIONS?